

TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 09-R__

**A RESOLUTION REGARDING THE REVIEW OF THE
PRELIMINARY DEVELOPMENT PLAN OF SANDSTONE RIDGE
ESTATES, AND ADOPTING CERTAIN FINDINGS OF FACT AND
CONCLUSIONS FAVORABLE TO THE PRELIMINARY
DEVELOPMENT PLAN.**

WHEREAS, the Final Plat for Sandstone Ridge Estates was approved by the Board of Trustees on April 12, 2007 and the zoning (R-1 with a PUD overlay) established with ordinance 580; and

WHEREAS, at the time of final plat approval, no development plan was considered by the Planning Commission or Board of Trustees; and

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on June 9, 2009, reviewed the application of Dillon Family, LLC, Jack Dillon, 138 So. Downing Street, Denver, CO 80209, for the Preliminary Development Plan of the Sandstone Ridge Estates Subdivision.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. Findings of Fact. The following findings are made by the Board of Trustees of the Town of Frederick, after due consideration of the recommendations made by the Planning Commission:

- a. The application and supporting documents are in substantial compliance with *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- b. The proposed benefits offset the proposed exceptions to the Zoning and Subdivision standards, and that such exceptions are in the best interest of the public health, safety, and welfare of the community.
- c. The proposed PUD conforms to the PUD restrictions, and the proposed zoning is compatible with the surrounding land uses.
- d. The PUD proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health, and general welfare.
- e. The uses and densities in the proposed development plan are compatible, and will be effectively integrated with adjacent neighborhoods which now exist or are proposed in the future.

- f. The proposed PUD is in general conformance with the Comprehensive Plan.
- g. One (1) or more of the criteria for amendment of the official zoning map has been met.

Section 2. Conclusions and Order Approving the Preliminary Development Plan of Sandstone Ridge Estates.

- a. That the proposed Sandstone Ridge Estates complies with the applicable sections of *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- b. That a detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the final plat is recorded.
- c. That the following conditions shall be met by the Developer before Sandstone Ridge Estates is to be considered for a Final Development Plan. The Conditions include but are not limited to:
 - 1. The depth and type of gravel to be used for the parking surface will be identified on the Final Development Plan.
 - 2. In regard to the landscaping being irrigated with Godding Ditch water, the Final Development Plan will require the following items to be addressed:
 - i. A sufficient number of shares to irrigate the property will be required to be put in the Town's name prior to recordation of the Final Development Plan. The Final Development Plan will require the number of shares that will be provided and the timing of when that will occur.
 - ii. The Final Development Plan will be required to have further details regarding the irrigation system.
 - iii. The Final Development Plan will be required to have information provided describing how irrigation will occur when the ditch isn't running.
- d. The proposed Preliminary Development Plan for Sandstone Ridge Estates, subject to the above conditions, is granted approval.

- e. In conformance with Section 4.7(5) of the *Frederick Land Use Code*, the approval of the Preliminary Development Plan is further conditioned that said approval shall not constitute approval of any detailed design or engineering submittals or proposed solutions to specific problems revealed in the review process; and that failure to proceed with the Final Development Plan in accordance with 4.9 of the *Frederick Land Use Code* within twelve (12) months of the date of this approval shall require the applicant to commence the review procedure again, provided, however, that for good cause shown, the Board of Trustees may extend the time period for filing a Final Development Plan.

INTRODUCED, READ, PASSED, AND SIGNED THIS 9th DAY OF JUNE, 2009.

ATTEST:

TOWN OF FREDERICK

By _____
Nanette S. Fornof, Town Clerk

By _____
Eric E. Doering, Mayor